

# For Lease

9925 SW Nimbus Ave, Beaverton , OR

MELE  
TAYLOR  
WESTERDAHL

**REAL ESTATE**

308 SW First Avenue  
Portland, OR 97204  
FAX: (503) 223-7615

*5,791 SQ. FT. Available August 1st, 2011*

**223-2588**



## PROPERTY DESCRIPTION:

Great location and building identity for tenant with easy access to highway 217 and the Washington Square Mall. Services in the nearby business community include hotels, banks, restaurants, fast food, childcare and medical.

## LEASE RATE:

\$1.15/sq.ft. per month, N.N.N.

## LEASE TERM:

Three to five year lease term available.

## TENANT IMPROVEMENTS:

"Built-in" according to mutually approved space plan and lease term.

## PARKING RATIO:

Four (4) spaces per 1000 SF leased.

## ZONING:

(O.I.), Office Industrial District, intended to provide areas of office, light manufacturing, and limited retail and services uses in an "employment activity center" concept.



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**Don Mele, Principal Broker**

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[www.mtwre.com](http://www.mtwre.com)

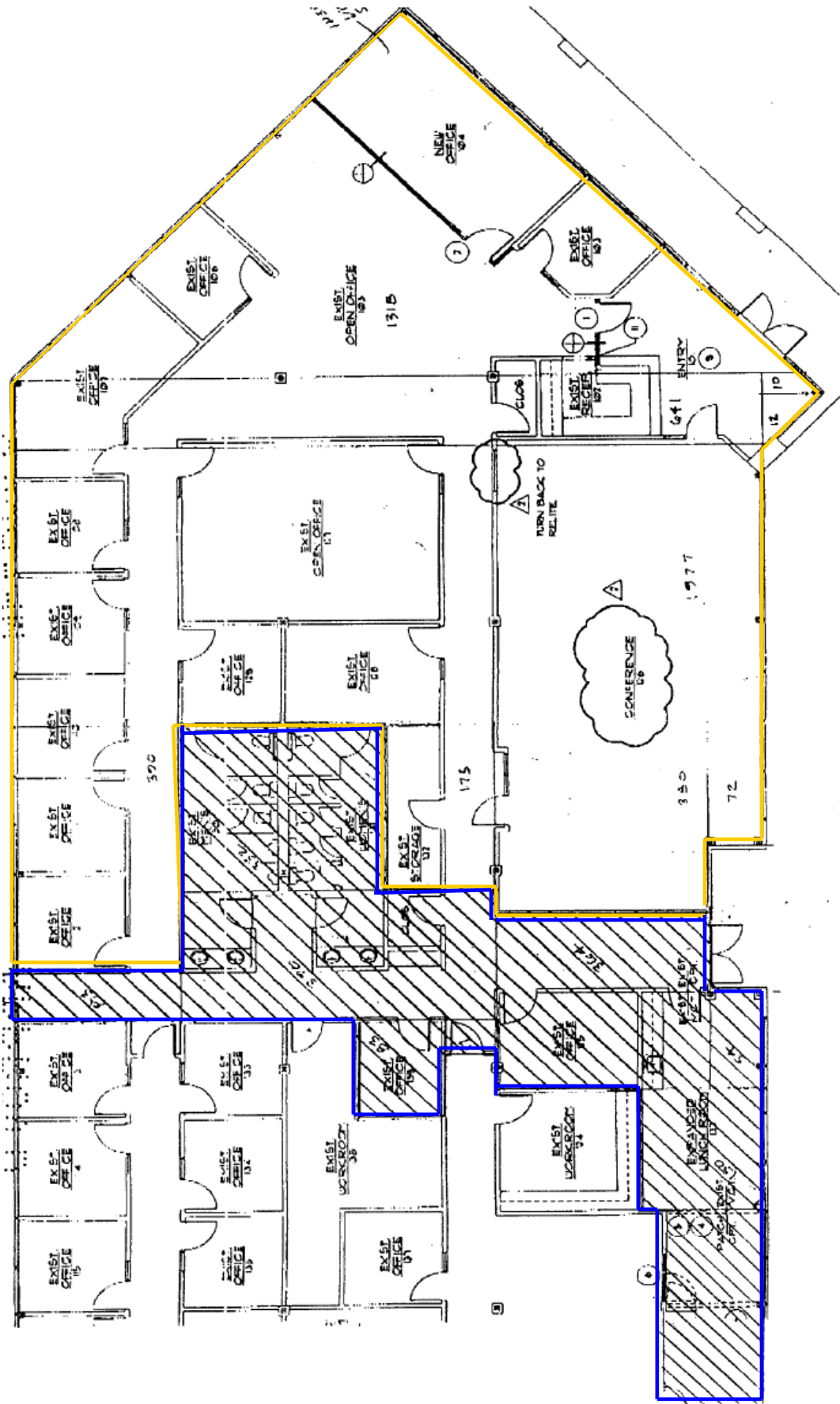
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## Additional Pictures





## Floor Plan



**BUILDING COMMON AREAS**  
**1,673 sq.ft.**

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# Map

